



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona



Agenda
Thursday, November 17, 2011

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Susan Burgess at susanburgess@mail.maricopa.gov or 602-506-2364. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chairman.

Consent Agenda: Items listed on the Consent Agenda are considered routine by the Planning and Zoning Commission and do not require public notification. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call: Planning and Zoning Commissioners

Approval of Minutes: September 15, 2011 and September 29, 2011

Consent Agenda: None

Continuance Agenda: None

Regular Agenda:

Unfinished Business

1. **Special Use Permit: Z2010062** **District 4**
Applicant: Amerco Real Estate Company
Location: Southwest of Loop 303 and Northern Ave. (in the Glendale area)
Request: Major Amendment to a Special Use Permit (SUP) for mini warehouses and commercial storage of RVs in the IND-2 zoning district (approx. 16.65 acres) – U-Haul White Tanks Self Storage (continued from September 29, 2011)
Recommendation: **Approve** with stipulations
Presented by: Glenn Bak

New Business

2. **Comprehensive Plan Amendment: CPA2011004** **District 4**
Applicant: Element Power U.S. for Pauline Holmes Trust
Location: Southwest corner of 355th Ave. & Elliot Rd.
Request: Major comprehensive plan amendment to change the land use designation from Rural to Industrial (approx. 318 acres) – Dry Sky
Recommendation: **Approve** with stipulations
Presented by: Rachel Applegate
3. **Comprehensive Plan Amendment: CPA2011008** **District 4**
Applicant: Agave Solar, LLC for Verma MD WGD 363/Broadway 160, LLC
Location: Northeast corner of 363rd Avenue and Broadway Road
Request: Major comprehensive plan amendment to change the land use designation from Rural to Industrial (approx. 240 acres) - Agave Solar Project
Recommendation: **Approve** with stipulations
Presented by: Matt Holm
4. **Comprehensive Plan Amendment: CPA2011009** **District 5**
Applicant: Almeria Solar, LLC for Salome 282, LLC
Location: Northeast corner of 499th Avenue and Camelback Road
Request: Major comprehensive plan amendment to change the land use designation from Rural Development Area to Industrial (approx. 222 acres) - Almeria Solar Project
Recommendation: **Approve** with stipulations
Presented by: Matt Holm

5. **Comprehensive Plan Amendment: CPA2011011** **District 4 & 5**
Applicant: Capital Power Investments LLC. for Arizona State Land Department
Location: Northwest corner of 459th Ave. and Indian School Rd.
Request: Major comprehensive plan amendment to change the land use designation from Rural Development Area to Industrial (approx. 2092 acres) - Sun Valley North
Recommendation: **Approve** with stipulations
Presented by: Rachel Applegate
6. **Comprehensive Plan Amendment: CPA2011012** **District 4**
Applicant: Capital Power Investments LLC. for Arizona State Land Department
Location: Northeast corner of 467th Ave. and Courthouse Rd.
Request: Major comprehensive plan amendment to change the land use designation from Rural Development Area and Rural to Industrial (approx. 807 acres) - Sun Valley South
Recommendation: **Approve** with stipulations
Presented by: Rachel Applegate
7. **Comprehensive Plan Amendment: CPA2011001** **District 5**
Applicant: Glenn Weinberger, GMW Enterprises, Inc. for GMW Enterprises, Inc.
Location: Southwest corner of Schrader Ln. alignment and 99th Ave.
Request: Major comprehensive plan amendment to change the land use designations from Special Use Area and Rural to Industrial (approx. 316 acres) – Rainbow Valley Landfill
Recommendation: **Approve** with stipulations
Presented by: Rachel Applegate
8. **Comprehensive Plan Amendment: CPA2011002** **District 5**
Applicant: RBF Consulting for CV Harquahala, LLC; Kawela One, LLC; W Harquahala, LLC
Location: Approximately at the northwest corner & southeast corner of 499th Avenue and Courthouse Road
Request: Major comprehensive plan amendment to change the land use designation from Rural Development Area to Industrial (approx. 3,514 acres) - Harquahala Solar Project
Recommendation: **Approve** with stipulations
Presented by: Matt Holm
9. **Comprehensive Plan Amendment: CPA2011003** **District 5**
Applicant: Staff-Initiated for AG Millers Inc. (current owner of record)
Location: South of Interstate 8, approximately 1 mile west of Painted Rock Dam Road
Request: Major comprehensive plan amendment to change the land use designation from Industrial to Rural Development Area (approx. 222 acres) - Painted Rock Grain Handling Facility
Recommendation: **Initiate and Approve**
Presented by: Matt Holm

10. **Comprehensive Plan Amendment: CPA2011006** **District 4**
Applicant: Staff-Initiated for La Familia Management LLLP (current owner of record)
Location: Approximately 680 feet north of the northwest corner of Interstate 10 and 331st Avenue
Request: Major comprehensive plan amendment to change the land use designation from Mixed Use to Rural and Community Retail Center (approx. 160 acres) - Hassayampa Village
Recommendation: **Initiate and Approve**
Presented by: Matt Holm
11. **Special Use Permit: Z2003050** **District 1**
Applicant: Staff-initiated for Blue Opal, LLC
Location: East of Val Vista Dr. approx. 1,920' south of Warner Rd. (in the Gilbert area)
Request: Consideration of revocation of the Special Use Permit (SUP) for outdoor commercial storage in the Rural-43 zoning district (approx. 4.91 acres) – Panzer Project
Recommendation: **Revocation**
Presented by: Glenn Bak
12. **Text Amendment: TA2011019** **All Districts**
Applicant: Staff-Initiated
Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Zoning Clearance and Drainage Clearance
Recommendation: **Initiate and Approve**
Presented by: Darren Gerard
13. **Text Amendment: TA2011021** **All Districts**
Applicant: Staff-Initiated
Request: Text Amendment to the Maricopa County Zoning Ordinance regarding Hillside. Revisit of TA2011018 now approved and in effect to state that any application that was in process as of 10/19/11 may be processed under the hillside regulations that were in effect at time of application
Recommendation: **Initiate and Approve**
Presented by: Darren Gerard

Adjournment: The Chair shall adjourn the meeting.